



**COUNTY OF FAUQUIER
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MEMORANDUM

To: Disability Services Board

Through: Katie Heritage, Assistant County Administrator

From: Tony Hooper, Deputy County Administrator

Subject: Draft ADA Accessibility Report Prepared by Samaha Associates, P.C.

Date: June 26, 2007

Attached please find the DRAFT - ADA Accessibility Report, prepared by Samaha Associates, P.C. This report was prepared at the request of the Board of Supervisors, to assess ADA accessibility to County- and School-owned facilities in which the County holds public meetings, and is being presented to the Disability Services Board (DSB) to request input from its members in response to the findings listed.

Staff and representatives of Samaha Associates will attend the July DSB meeting to discuss the recommendations contained in this memorandum and in the report. To make the most productive use of time available, discussions will focus on those modifications that are financially feasible.

DSB members will be requested to assist with the prioritization of the modifications to be completed pending availability of funds. This could be accomplished with site visits by DSB members to the facilities recommended for modification, and further discussions with staff.

Five buildings were visited and reviewed for accessibility:

- Warren Green Building
- John Barton Payne Building
- Warrenton Middle School – Auditorium only
- Warrenton Community Center – Main Building only
- Sheriff's Office

If unlimited funding was available to make all modifications listed in the report, the estimated expenditures required for construction are shown below. It should be noted that soft costs, such as permitting fees, design fees, escalation, etc., are not included in these estimates, and would add approximately 20% to the construction estimates shown:

Sheriff's Office	\$ 393,450
Warrenton Middle School – Auditorium	\$ 142,200
Warren Green Building	\$ 34,200
Warrenton Community Center	\$ 26,600
John Barton Payne Building	\$ 7,450
Total	\$ 603,900

Unfortunately, however, unlimited funding is not available, and the County is faced with some difficult decisions:

- What funding is available to improve ADA accessibility to these facilities?
- With the limited funding available, which improvements should take priority?

It is with these questions that we approach the DSB for assistance.

Staff has reviewed the draft report, and makes the following recommendations:

- Because it is anticipated a new public safety building will be constructed, and the expenses of making modifications to the existing building are extremely high, modifications listed in the attached report should not be made to the Sheriff's Office at this time. Even if funding were available, it is anticipated that the resulting modifications would be relatively short-term in nature, and most likely would be demolished when the building is renovated for future use. It is the County's intent that plans for the new public safety facility, and for the existing facility when renovated, would include ADA accessibility features such as those outlined in the attached report.
- Large public hearings should be scheduled at facilities such as the ADA accessible Warrenton Community Center or The Barn at Lord Fairfax Community College in the future, rather than at Warrenton Middle School. The expense of making modifications to this facility for the current once-a-year Board of Supervisors meeting use is extremely high.

The information provided in the architect's report will be shared with the Fauquier County Schools, with the recommendation they also should not use this facility for public meetings, outside of normal school activities, at this time. The School Board will need to determine what steps should be taken to provide for improved ADA accessibility for students, faculty, staff and visitors.

- Because of funding limitations, ADA accessibility improvement activities should focus on the following facilities:

Warren Green Building	\$ 34,200
John Barton Payne Building	\$ 7,450
Warrenton Community Center	\$ 26,600
Total	\$ 68,250

- It is recommended that the recommended changes be made at the John Barton Payne building.
- If year end funds are available, and appropriated for such use by the Board of Supervisors, it is recommended the modifications listed for the Warrenton Community Center and Warren Green Building be completed.
- Consideration should be given to completing the work at the Warrenton Community Center prior to the Warren Green Building, as the primary clientele at that facility (in the areas studied) are senior citizens, to provide full accessibility for them, also making it a fully accessible facility for future budget or other well-attended public hearings.
- If it is determined immediate changes are required at the Sheriff's Office, the DSB should be requested to help prioritize the work to be completed, pending availability of funds.

Staff looks forward to discussing these recommendations with the DSB.

:JR

cc: F. Thomas Lee, AIA, LEED AP, Principal, Samaha Associates, P.C.
Tom Boyer, Acting Director, General Services
Judith Risdon, Management Analyst